

February 1, 2021

The meeting of the Little Creek Town Board was called to order at 7: 03 pm by Mayor Glenn Gauvry. All Commissioners were present, Judy Hegman, Cheryl Bundeck, Stacy Hoffer and Penny Gentry and 8 townspeople, Carol Williams, Bill Clark, Susan Freeze, Joanne Sullivan, Joe Petrolius, Susan Wehner, Doug Hegman, Carol Pauleo.

The minutes of previous meeting were accepted in written form and a motion was made by Cheryl and seconded by Judy to accept the minutes after corrections. Motion carried.

Judy read the Treasurer's Report and a motion was made by Cheryl and seconded by Stacy to accept the Treasurer's Report. Motion carried

Judy read a list of bills. A motion was made by Cheryl and seconded by Stacy to pay all bills. Motion carried

COMMUNICATIONS

Mosquito Control agreement for spraying for 2021.

Complaints. Glenn visited by someone who said someone in Town trying to get a petition signed to allow housing pods to be put in place, maybe in Cavalier lot for immigrants. Person quite concerned. Have not heard anything so could offer no comment. Told them that our Comprehensive Plan excludes anything like that from happening in Town. Let Glenn know if hear anything. Comprehensive plan excludes that type of thing. Complaint (concern) that house next door, Joyce's house, being occupied by two people who are heroin users, told to pay attention. Nothing on housing pods, and they need to come to Town Board meeting. If anyone hears anything and gets a name get information to Glenn.

Judy had visit from lady, 8:00 a.m. Saturday morning, who came to door wanting them to sign petition to save Cavaliers, also stopped at fire house to have people to sign it. Wanted someplace for people to go for lunch. Has lawyer and thought they could save it. Just had a piece of paper with nothing to show what or who it was for, just names on it. Also stopped at Sam and Terry Gentry's. Also had Laughing Gull included. Village Inn throw away, too much for fix.

Cheryl had a phone call complaint about Bud Grow's ducks/chickens coming into yard and making a mess in yard and on steps. Also parking vehicles in the back again. Asked her to email complaints so they could be forwarded to Dennis, said he didn't see ducks/chickens the last time. Glenn has seen them, chickens.

Cheryl received a question rental fees not getting not allowing any other rentals in Town because at capacity. Concerned about the commercial huts coming to Cavaliers and Deli and wondering if it will bring renters there and wondering if they will be charged rental fees. Told her that had not been discussed, but would bring up at Town Board Meeting. Wanted something on the record to show that they are concerned – charging rental fees for each pod on the commercial property.

Ordinance is for residential homes not businesses. Pods are being charged rent by person who owns the property and for that rent the person who owns the property are providing a service, trash removal, snow removal, etc. Made interesting point but not sure what they want done. It is in the minutes about the concern. Point is go get investment in the community and they are. The rental property not contributing anything to the Town but with commercial rental is bringing people into the Town community for language purpose back into Town. Rental things being talked about Town wants, ice cream parlor, and other stuff. Not putting in storage boxes. Commercial lease not rental agreement. Joe will pay Town and County fees for each unit.

OLD BUSINESS

Change made to website. All minutes are archived, listed by month and year.

Have a solicitor now. Barrett Edwards, Hudson, Jones, Jaywork and Fisher. He will be happy to represent the Town. Currently represents about half dozen other towns. Told him we would like to have the same arrangement with him Town had with Bill Pepper, as needed. Not required to come to Town Board meetings. He is Ok with that arrangement. Per Judy's request found out his hourly rate is \$195/hour.

Carol does not need commercial lease agreement for permits at Waterman's Village.

Tow Yard – no update

Meeting with U of D CRDS team doing work on Master Plan and storm water system and they have been working with Joe and Susan on the layout for their property. They have done an outstanding job in 3-D model laid out the whole space based on conversations with Joe and Susan and different micro-retail units. Produced 7 total, produce stand, ice cream shop, kayak, etc., including Grill. Glenn will post. Did 3-D model, which you can move around and see what things look like. Did survey of architecture of Town to make sure what they were going to recommend was keeping with the way things were/are built in Town. Factored in FEMA and DelDOT information, they will be continually working on. Joe agreed with what they had done. Did an amazing job. A lot of FEMA zoning constraints presented design challenges. When you see what they have done hard to believe they had constraints to work with. Once Glenn gets file will post. Marsh is encroaching on property and will be pushing marsh back with plants, which you can see in layout, what they have done with property is wonderful. Only problem is files could exceed website storage limit. Glenn will contact state to have them load to website.

Joe – nothing new to report on Grill. Since there is a liquor/package store 3.1 miles away prohibits having that type of business. Request for license is \$1000. Question was raised about selling lottery tickets and that is something that they could do.

2/2 – Glenn meeting with Jules, U of D Team, and Jennifer, Institute for Public Policy. Jennifer will help write our codes to cover what we are doing on Joe's property. Writing codes to make acceptable for land ordinances, since we do not have anything that covers it. Changes and additions necessary to approve design for Joe's property and will set tone for what we want to

with other properties.

DelDOT has some bureaucratic issues that need to be addressed for this design. Trying to make sure no red tape put up to slow progress.

Land development ordinance take old one down and put new one up. Stacy needs to get them done. Stacy will work with Bill to get taken care of. Concern for Tow Yard. Successful in challenging the 1 year rule. Made right changes but have not posted revised ordinance on website. Almost if not 6 months with no activity there. Do not want to leave them with something they can come back to the Town saying did not get posted. If anyone knows someone who needs extra work let Glenn or Stacy know. Glenn would like Word document and he can convert it a .pdf. Not being able to search is becoming cumbersome.

Scott told Glenn that around 2/13 they would do a burn at Cavaliers depending on weather and tide. Closing road around 8 am DelDOT will be closing the road until around noon.

Clay sent traffic report to a number of agencies. They all think he is Traffic Engineer for the Town.

Code Enforcement – Robles property. Glenn had good conversation with Effrin called Glenn and told him he got the letter Town sent. Wanted dog to be taken care of, no noise, trash removal, with legitimate trash vessels there, allow Dennis and Scott to come into house and do an inspection. He was OK with all of that. Next day trash receptacles were delivered. Not tenants guy living their doing work for him so allowing him to stay there rent free. Water in intermittent, put new pumps on but still intermittent, Glenn put him in touch with Wes Burrows to look at wells. Ask if Dennis and Scott can wait until electrician and go through everything before inspection. Very agreeable to everything Glenn copied Dennis and gave him phone number. Told Robles to take care Dennis's call of and set up inspection for the inside.

Letters to others from Dennis but nothing received yet. Expecting more letters him. He needs to submit hours to Judy

Bill/Carol sent letter to Rich Whitmore sent Saturday, certified.

Letter to Rich Whitmore was outstanding. Letter to Whitmore is similar to what the Town needs for Bailey. Get with Judy for taxes and liaison with new Solicitor (Bailey), might want to look through and decide which issues to pursue strongly now, versus all of them now. Particularly FEMA violations, need to enforce FEMA codes because they can cancel flood insurance with the Town if codes are not enforced. Only one section can deal with RVs. Mr. Edwards said fines can be attached to taxes and willing to do that for us. Bill will do draft letter and sent to Barrett so they can discuss. Glenn has pictures of property, debris and trash. Bill needs letters for violations. Need to list code violations, FEMA language in Flood Plain Ordinance. Glenn has letters from Cheryl will forward to Bill. Only language in Flood Ordinance dealing with vehicles deals with RV's and if they are being lived in that makes them a mobile home. But that shouldn't be an issue since RV's are not to be lived in.

Storm water system. Rep. Carson contacted Glenn looking to help with funding for hydrology study. When U of D put together Master Plan it was also dealing with storm water problems and how Town could mitigate them. Ways to have water run into to catch basins, but not sure if it would work. So next step is hydrology study to have engineer look how water flows in and out of Town and if solutions work or if need to redo the system and that would cost. Working with U of D Team and Engineer putting together some numbers should have by end of week give to Carson's office goes if January or February for late winter bond hearing for funding.

Banners – nothing Fire Company still has banding tool, gave to Mark. Scott will locate and put in safe place. Tool has to be returned.

Reached out to Alan Angel for funding to do basketball court. Our request does not fall under Parks and need a particular grant that needs to be applied for to get money for that. Call in next week or so and go over grant process.

Bill did good job on Basketball nets. Are holding up. Job well done!

Dog Park – bricks – Brick Doctor. gave a bid of \$800 told him too high. Just want what is there fixed. Told him all Town needed was to have bricks fixed. They will donate work since Town is paying for. Mike Little seeding looking into, best time to seed, getting price for seeding. Paid for sign to post when dog park closed for maintenance. Will look at price for seeding. Locking gates 1st of March for 1-1½ months to get reseeded and see how grass comes back. Town will support plan. Dogs and people causing mud problem. Chairs are causing more of a mud problem than the dogs. Move chairs around on weekly basis relocate or move to outside of park. Work with Town for good place to come to. There are umbrellas, rectangle, that bolts to outside of fence could move around the park parameter and have shaded spot for people to sit, which is not the same spot.

Need to send letter to owners of Cavaliers that burn does not include removal of debris that is on them. Joe Petrolius spoke with someone at Cavaliers and they would have contractor to do cleanup.

Website working with web people. Updated terms limits. Added Social Services Section. Not buried any more. Easier to find. Send any one in Town who needs there service, numbers of services available, will be added to as needed. Community Ordinances, Government Section added Solicitor.

Waiting for Susan and Joe to provide documents on what happened when Dan Bailey visited store. Baileystated that “Mayor going to get it. Causing this Town a lot of problems, got it in for him, Glenn just picking on him when down the street there are fire trucks sitting in the front yard. Code enforcement guy not licensed. Going to get Glenn he told Joe. Told him three times he was going to take Glenn out and if he comes across street, but you won't because he'll kick you butt it would bad. Got it in for Glenn and he's going to get you.” Joe will write down and file complaint. Glenn will file complaint, Joe's friend John also heard threat, a witness to it.

Mentioned Glenn's car a lot. Glenn did have lug nuts loosened on driver's side front on 2 separate occasions. Do according to the book. Will email to Glenn who will share with Bill to give to Solicitor. Glenn will contact State Police.

Motion made at 8:12 p.m. by Judy and seconded by Cheryl to adjourn. Motion carried.

Respectfully submitted,

Penny J. Gentry
Secretary